



## TECHNICAL NOTE: BIODIVERSITY NET GAIN (BNG) ASSESSMENT - ADDENDUM

<b>SITE NAME &amp; ADDRESS</b>	Land at Greengore, Hill Lane, Hurst Green
<b>DEVELOPMENT PROPOSAL</b>	Change of use of land to form extended residential curtilage and construction of residential storage building. Formation of new vehicular access from Hill Lane for new agricultural building.
<b>PLANNING REFERENCE</b>	3/2024/1000
<b>DATE</b>	01 April 2025
<b>AUTHOR</b>	Ryan Knight BSc (Hons) MCIEEM - Principal Ecologist

### STATEMENT

Knight Sky Ecology Ltd was commissioned to provide a Statutory Biodiversity Metric calculation tool (hereafter referred to as 'the metric tool') for the proposed development on land at Greengore.

The metric tool, pre and post development habitat figures and a BNG report were provided for the development in February 2025. However, the BNG assessment only accounted for land within the red line of the proposed agricultural building and did not account for the red line boundary surrounding the house and gardens in respect of the change of use and new storage building.

Therefore, this statement is to confirm that the metric tool and habitat figures (Appendix A) have been revised to include the additional land.

The combined biodiversity value of the existing habitats is 0.44 habitat units. It includes a section of modified grassland within the pasture field, a newly established grassland to the immediate east of the house (which has been created following the renovation / construction of the property), a grassland to the south of the house (containing one small tree) and sections of grassland to the north.

A small proportion of the grassland habitat would be lost as a result of the proposal. In order to offset the loss of biodiversity value and achieve net gain, a minimum of 9 trees would be planted around the agricultural building (an increase of 2 trees from the previous metric tool).

**The post-development biodiversity value of the site would be 0.49 habitat units. This is a gain of 0.05 units (11.10%).**

The recommendations made within the previous assessment report remain unchanged.

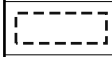






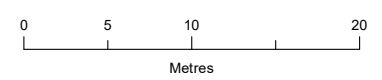
## APPENDIX A: FIGURES (NEXT PAGE)

- **FIGURE 1. UK HABITAT CLASSIFICATION MAP (BASELINE)**
- **FIGURE 2. UK HABITAT CLASSIFICATION MAP (POST-DEVELOPMENT)**



Survey Information

	Site boundary (2,797.2m <sup>2</sup> )
UKHab Habitat Survey	
	g4 - Modified grassland (1,415.3m <sup>2</sup> )
	u1b5 - Building (362.6m <sup>2</sup> )
	u1b6 - Other developed land (1,019.3m <sup>2</sup> )
	32 - Scattered tree (3)



PROJECT TITLE  
**BUILDING AT GREENGORE, HURST GREEN**

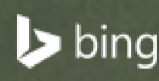
DRAWING TITLE  
**Figure 1: UK Habitat Classification Map (Baseline)**

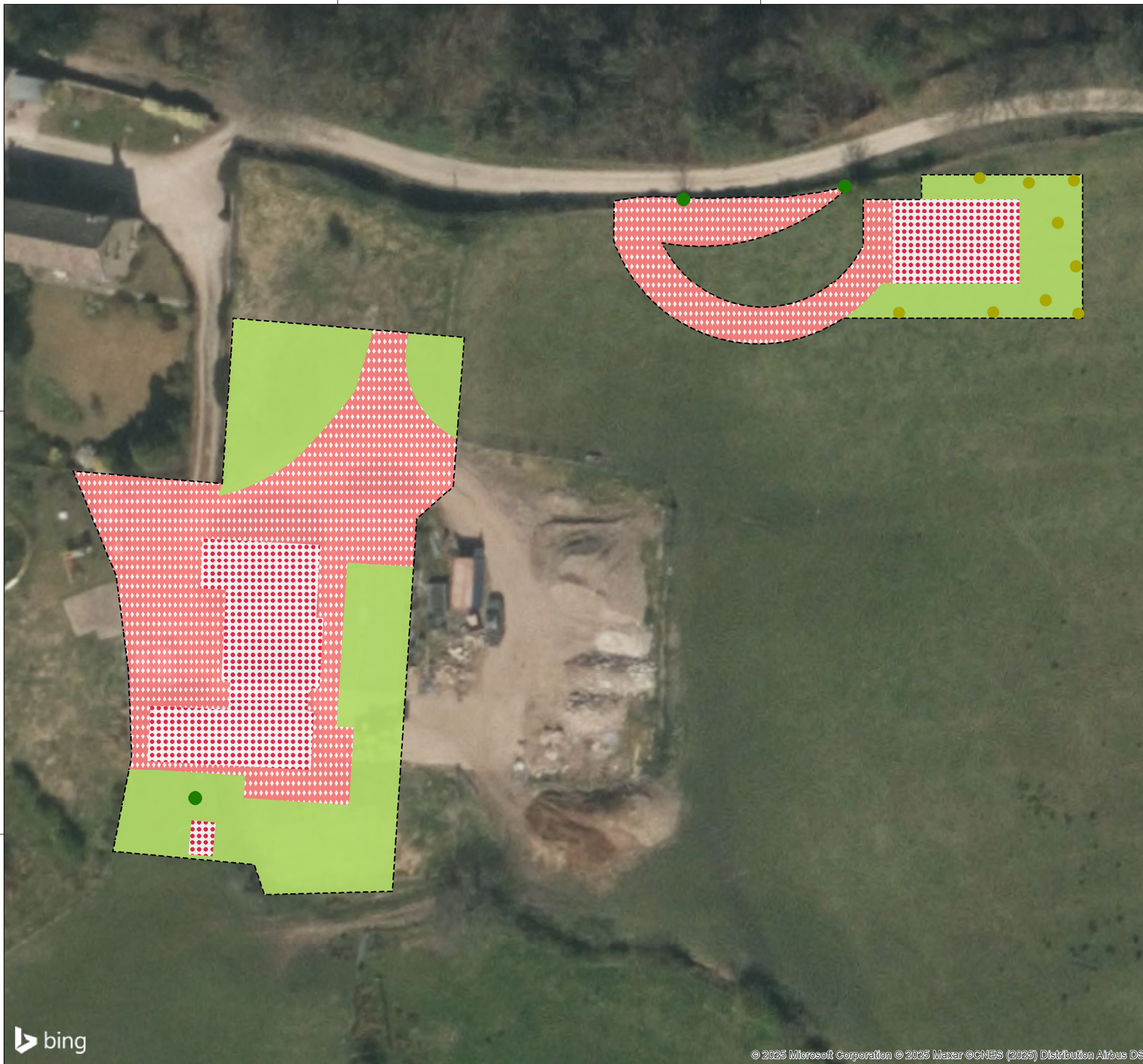
VER	DATE	REMARKS	Drawn	Checked
2.0	01/04/25	UKHab	MP	RK

DRAWING NUMBER:  
KSEcology/Greengore/UKHab







SCALE	1:450	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
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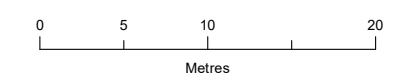
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Survey Information

	Site boundary (692.8m <sup>2</sup> )
UKHab Habitat Survey	
	g4 - Modified grassland (1,067.0m <sup>2</sup> )
	u1b5 - Building (524.1m <sup>2</sup> )
	u1b6 - Other developed land (1,206.1m <sup>2</sup> )
	32 - Scattered tree, retained (3)
	32 - Scattered tree, newly planted



PROJECT TITLE  
**BUILDING AT GREENGORE, HURST GREEN**

DRAWING TITLE  
**Figure 2: UK Habitat Classification Map (Post-Development)**

VER	DATE	REMARKS	Drawn	Checked
2.1	01/04/25	Post-Development	MP	RK

DRAWING NUMBER:  
KSEcology/Greengore/Post-Development

SCALE	1:450	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
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